

**Charter Township of Bangor
PLANNING COMMISSION
MINUTES OF OCTOBER 11, 2017 SPECIAL MEETING**

A special meeting of the Charter Township of Bangor Planning Commission was held on the 11th day of October, 2017 in the Township Administration Building of Bangor Township, 180 State Park Drive, Bay City, Michigan, pursuant to notice of said meeting.

MEMBERS PRESENT: Sandra Covaleski, Dave Engelhardt, Eric Krenz, Mike Nielsen, Mark Norton, Vicki Roupe, Bill Schubert

MEMBERS ABSENT: None

At 6:00 p.m., Mr. Schubert called the meeting to order. The Pledge of Allegiance was recited.

The item on the agenda was a request for site plan approval from Thompson-Phelan Group for property at 4129 N. Euclid (Wanigas).

John Schwark of Barber-McCalpin Associates represented the plan. He explained the existing building is 4,200 square feet. They want to expand by 1,200 square feet to the rear of the property. There will be more green area than what exists. The building will have a 130 square foot tower. This will be a total renovation. The credit union will stay open through the process. The renovation will be done in sections.

Mr. Schwark explained the ATM will be moved to the end lane of the drive-thru. There will be 10 offices. The exterior will be updated.

Mr. Schwark stated if they adhered to MDOT's request, it would be a hardship. There are no plans to change the access to the site. All the asphalt will be removed and replaced. There is one in drive and one out drive. The parking will be improved. No change in the amount of parking required is necessary.

BCDWS takes no exception to the proposed site plan.

The Fire Marshal had no concern.

The Bay County Road Commission did not submit any comments.

Don Hundley from MDOT wrote the new Access Management Plan sheet that relates to this location. The printout shows the south drive being closed and the north drive being widened to a full access. The other comments are minor: enter/exit signs located outside of the right-of-way, landscaping (no berm, plants must be lower than 30" at mature height).

Mr. Schwark commented he had met with the previous Building Inspector and was told the site plan could be approved administratively. He submitted plans and was told by the new Building Official that Planning Commission approval was necessary.

A discussion took place on the removing and replacement of the asphalt.

Mr. Schubert stated the tower was over a storm drain. Mr. Schwark stated it was. Grade beams would be in place.

Mr. Nielsen asked where the nearest fire hydrant was located. There is one directly across Euclid and on the south side of North Pointe Plaza.

No comments were received by the Drain Commission.

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Mr. Engelhardt questioned the landscaping. Mr. Schwark explained the landscaping met Township Ordinance. The Commission agreed the tree by the front of the building should be removed.

Mr. Nielsen stated the parking stalls shall be 10'x20'. Mr. Schwark stated he would make the change.

Mr. Krenz commented the Ordinance requires three ADA spaces. Only two are shown.

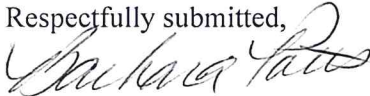
There is no work to be done in the road right-of-way. No permits from MDOT are required. The existing sidewalks won't be changed.

Mr. Nielsen moved to approve the request for site plan approval from Thompson-Phelan Group for property at 4129 N. Euclid (Wanigas). Approval is conditional upon removing the tree near the front of the building, adding one additional ADA parking space and having all the regular parking spaces 10'x20'. Ms. Covaleski seconded the motion. Seven (7) ayes, no (0) nays. The motion passed.

Mr. Nielsen stated the Zoning Ordinance needs to be looked at for revisions. He would like clarification on the definition of an interior lot line, and what the rear yard is on a corner lot. He suggested the ADA parking be what is required by the State and Federal law. Landscaping requirements needed to be reviewed also. A discussion took place on reviewing the Zoning Ordinance. The matter will be placed on an agenda.

Having no other business before the Commission, Mr. Nielsen moved to adjourn. Mr. Norton seconded the motion. Seven (7) ayes, no (0) nays. The motion passed and the meeting was adjourned at 7:07 p.m.

Respectfully submitted,



Barbara A. Potts
Planning Commission Coordinator

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